



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Assistant Director Town Planning – (Mahadevapura), RHB colony, Whitefield
main road, Bengaluru-560048

Licence Sl. No. BBMP/CC/0448/24-25

LP.No: BBMP/Ad.Com./MDP/1045/23-24

Project No.: PRJ/11108/23-24

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. Mr.K.ETHIRAJULU NAIDU,Mr.P.R.SHIVAKUMAR REDDY, Mrs.KAVITHA.E.S ,N.RAJU , A.TEJASWINI M/s NAVAJYOTHI SHELTERS PVT LTD,Represented By its Directors,Mr.K.ETHIRAJULU NAIDU, Mr.K.MURALI BABU & Mr.K.CHANDRA KANTH dated. 22 February, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. 117 ,HORAMAVU AGARA VILLAGE, K.R.PURAM HOBLI, BANGALORE.,0 Ward No: Ward-025 ,Mahadevapura Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the Ibrahim Maigur IAS ZC Mahadevapura ,BBMP on Date. 11 March, 2024.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 11 March, 2024 is remitted by the applicant amounting to Rs. 4344038 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/29854/23-24 on Date 27 December, 2023, BBMP/EoDB/RC/1213/24-25 on Date 12 April, 2024, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 1000 is remitted by the applicant to the Building & other construction workers welfare board, through Net banking/Credit Card/Debit Card/NEFT/RTGS on BBMP/EoDB/RC/1214/24-25 Dated 12 April, 2024 towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 18,437.26 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	A (PROPOSED RESI APARTMENT)	/Residential	1Stilt + 1Ground + 3	388	14.4	53436.83

Permission is hereby accorded under Section 240 and 240(A) of BBMP Act 2020 for the New (FRESH PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per Section 248 and 356 of BBMP Act 2020. This License is valid for a period of two years from this day.

Enclosures. 1) Licence Conditions
2) Building Plans



To,

M/s, Sri Mr.K.ETHIRAJULU NAIDU,Mr.P.R.SHIVAKUMAR REDDY, Mrs.KAVITHA.E.S ,N.RAJU , A.TEJASWINI M/s
NAVAJYOTHI SHELTERS PVT LTD,Represented By its Directors,Mr.K.ETHIRAJULU NAIDU, Mr.K.MURALI BABU &
Mr.K.CHANDRA KANTH

NO-4/5, 10 TH CROSS, 2ND MAIN AKSHYA NAGAR T.C PALYA MAIN ROAD, RAMAMURTHY NAGAR, BANGALORE.
560016



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ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

Office of the Assistant Director Town Planning – (Mahadevapura), RHB colony,
Whitefield main road, Bengaluru-560048

ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/0448/24-25

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : BBMP/Ad.Com./MDP/1045/23-24

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ Mahadevapura ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward-025 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 311-Horamavu, 41/2, 0, HORAMAVU AGARA VILLAGE, K.R.PURAM HOBLI, BANGALORE. ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ Mr.K.ETHIRAJULU NAIDU, Mr.P.R.SHIVAKUMAR REDDY, Mrs.KAVITHA.E.S ,N.RAJU , A.TEJASWINI M/s NAVAJYOTHI SHELTERS PVT LTD, Represented By its Directors, Mr.K.ETHIRAJULU NAIDU, Mr.K.MURALI BABU & Mr.K.CHANDRA KANTH ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 22 February, 2024 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು Ibrahim Maigur IAS ZC Mahadevapura ವರಿಂದ ದಿನಾಂಕ: 11 March, 2024 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 11 March, 2024 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ revise ಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 4344038 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/29854/23-24 on Date 27 December, 2023, BBMP/EoDB/RC/1213/24-25 on Date 12 April, 2024, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅರ್ಜಿದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ನಿಧಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/1214/24-25 Dated 12 April, 2024 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 18,437.26 ಚ.ಮೀ.

ಕ್ರ.ಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್‌ಗಳ ವಿವರ	ಕಟ್ಟಡದ/ ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂತಸ್ತುಗಳು ವಿವರ	ಒಟ್ಟು ಘಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	A (PROPOSED RESI APARTMENT)	Residential	1Stilt + 1Ground + 3	388	14.4	53436.83

ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ ಅಧಿನಿಯಮ 301 ರಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರದಡಿ, **New (FRESH PLAN SANCTION)** ಮಾಡಲು ಈ ದಿನಾಂಕದಿಂದ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯ ಮಾನ್ಯತೆಗೆ ಒಳಪಡಿಸಿ, ಮಂಜೂರು ಮಾಡಿ ಅಡಕಗೊಳಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಗಳು ಮತ್ತು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ಪರವಾನಗಿ ಮಂಜೂರು ಮಾಡಲ್ಪಟ್ಟಿದೆ. ಮಂಜೂರಾದ ನಕ್ಷೆಗಳ ಮತ್ತು ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದು ಕಂಡು ಬಂದರೆ ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ 321 & 462 ನೇ ವಿಧಿಗಳಂತೆ ಕಾನೂನುಬಾಹಿರವಾಗಿರುತ್ತದೆ.



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ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು

2) ಕಟ್ಟಡ ನಕ್ಷೆಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ|| Mr.K.ETHIRAJULU NAIDU,Mr.P.R.SHIVAKUMAR REDDY, Mrs.KAVITHA.E.S ,N.RAJU , A.TEJASWINI
NO-4/5, 10 TH CROSS,2ND MAIN ARKSHA NAGAR T.C PALY presented Road, Dr.Mr.K.ETHIRAJULU NAIDU
560016 Mr.K.MURALI BABU & Mr.K.CHANDRA KANTH



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This Plan Sanction is issued subject to the following conditions

Sanction is accorded for the **Residential -MultiDwelling Units** Building at Property No./PID No. , Locality : HORAMAVU AGARA VILLAGE, K.R.PURAM HOBLI, BANGALORE., SurveyNo : 0, Ward No : Ward-025, Zone : Mahadevapura Zone, Bangalore.

Sanction is accorded for **Residential -MultiDwelling Units** only. The use of the building shall not be deviated to any other use.

Building plinth line marking:

Building plinth line marking will be done on 15/05/2024 . It is requested for the Owner/Builder/GPA Holder/Developer to be present at the site. If the Owner/Builder/GPA Holder/Developer intends to get the marking of plinth line earlier to the date mentioned, then he can give an intimation to this office at least a week in advance.

Additional / Special conditions :

- 1) Sanction for building plan is accorded subject to condition to inform the plinth marking day with prior notice (two days) to this office.
- 2) Sanction for building plan is accorded subject to condition retain the road area relinquished to BDA vide relinquishment deed date:11.09.2017.
- 3) Sanction for building plan is accorded subject to condition to submit the Consent for establishment from KSPCB.
- 4) Sanction for building plan is accorded subject to maintain the road width of 13.79m as per the relinquishment deed.
- 5) The building is prepared as per the ADLR , Bengaluru East Taluk certified survey sketch,. Any discrepancy with respect to the nala position, this office is not responsible.
- 6) The building plan sanctioned excluding the road area relinquished to BDA vide the relinquishment deed dated:11.09.2017 and Easement deed dated: 10.07 2023 and 19.07.2023. .
- 7) Sanction for building plan is accorded subject to condition to relinquish the road area to BBMP as per the Easement deed vide dated 10.02.2023 and 19.07.2023.



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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



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